

IN RE: PETITION FOR ADMIN. VARIANCE
3/5 South Cove Rd., 380' W. of
the c/l of North Point Creek Rd.
(7713 South Cove Road)
15th Election District
7th Councilmanic District
Terry A. Greenwood, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-66-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Terry A. and Joan K. Greenwood. The Petitioners request relief from Section 1802.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed two-story garage addition in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

MICROFILMED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property is located within the Chesapeake Bay Critical Areas near North Point Creek and as such, is subject to any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) upon completion of their review of this project. The Petitioners shall submit a findings plan for review and approval by DEPRM prior to the issuance of any permits.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of October, 1992 that the Petition for Administrative Variance requesting relief from Section 1802.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 4 feet in lieu of the minimum required 10 feet for a proposed two-story garage addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with any recommendations made by DEPRM upon completion of their review of this project. Petitioners shall submit a findings plan for review and approval prior to the issuance of any permits.
- 3) Petitioners shall not allow or cause the proposed garage addition to be converted to a second dwelling

- 2 -

unit and/or apartments. There shall be no kitchen facilities in the proposed addition.

4) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/12/92
By 486

Baltimore County
Zoning Commission
Office of Planning and Design

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 897 4386

October 6, 1992

Mr. & Mrs. Terry A. Greenwood
7713 South Cove Road
Baltimore, Maryland 21219

RE: PETITION FOR ADMINISTRATIVE VARIANCE
3/5 South Cove Road, 380' W. of the c/l of North Point Creek Road
(7713 South Cove Road)
15th Election District - 7th Councilmanic District
Terry A. Greenwood, et ux - Petitioners
Case No. 93-66-A

Dear Mr. & Mrs. Greenwood:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-1391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM

People's Counsel

File

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 93-66-A

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1802.3
TO PERMIT A SIDE YARD SETBACK OF 4 FT. IN LIEU
OF THE REQUIRED SIDE YARD SETBACK OF 10 FT.

of the Zoning Regulations of Baltimore County for the following reasons: (unless hereby or printed otherwise)

1. TO ADD A 2 CAR GARAGE W/ LIVING AREA ABOVE.
2. GARAGE TO COVER A PORTION OF DRIVEWAY ON LEFT SIDE OF HOUSE.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

User agrees to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agrees to and is to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

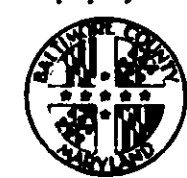
User do solemnly declare and affirm, under the penalties of perjury, that (User are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
(Type or print name)
(Signature)
Address
City State Zip Code
Attorney for Petitioner:
(Type or print name)
(Signature)
Address
City State Zip Code
Phone

Legal Owner(s):
(Type or print name)
(Signature)
Address
City State Zip Code
Phone

TERRY A. GREENWOOD
JOAN K. GREENWOOD
JOAN K. GREENWOOD
7713 South Cove Rd. #11-3348
Baltimore MD 21219

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of October, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.



ZONING COMMISSIONER OF BALTIMORE COUNTY

REVIEWED BY: LG DATE: 8/77

ESTIMATED POSTING DATE: 9/12 ESTIMATED CLOSING DATE: 9/12

MICROFILMED

58

AFFIDAVIT

IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe component to truth therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do/does presently reside at 7713 SOUTH COVE ROAD
BALTIMORE, MD 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (unless hereby or printed otherwise)
1. TO ADD A 2 CAR GARAGE W/ LIVING AREA ABOVE.
2. GARAGE TO COVER A PORTION OF EXISTING DRIVEWAY
ON LEFT SIDE OF HOUSE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a responding and advertising fee and may be required to provide additional information.

TERRY A. GREENWOOD
TERRY A. GREENWOOD
JOAN K. GREENWOOD
Signature of Affiant(s)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 6th day of July, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me and acknowledged to me that the contents and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7/30/92

Notary Seal
NOTARY
My Commission Expires 10/19/93

ZONING DESCRIPTION FOR:

7713 SOUTH COVE ROAD
BALTIMORE, MARYLAND 21219

BEGINNING AT A POINT ON THE SOUTH SIDE OF SOUTH COVE ROAD WHICH IS 2 FEET WIDE AT THE DISTANCE OF 380 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, NORTH POINT CREEK ROAD WHICH IS 40 FEET WIDE. BEING LOT #813 & #814 IN THE SUBDIVISION OF LODGE FOREST AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #10, FOLIO #76, CONTAINING 19,000 SQUARE FEET or 0.436 ACRES, ALSO KNOWN AS 7713 SOUTH COVE ROAD AND LOCATED IN THE 7th ELECTION DISTRICT.

93-66-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9/1/92
Posted for: Variances
Petitioner: Terry A. Greenwood
Location of property: 3/5 S. Cove Rd. (7713), 380' W. N. Pt. Creek Rd.
Location of Sign: Leaving and staying on property of Petitioner
Remarks:
Posted by: M. Kelly Date of return: 9/1/92
Number of Signs: 1

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 8/27/92

Account: R-001-6150
Number: 93-66-A

H9300058

PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 1 X \$50.00
080 -POSTING SIGNS / ADVERTISING 1 X \$35.00
TOTAL: \$85.00

LAST NAME OF OWNER: GREENWOOD

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 8/27/92

ED 15
WD 7

Account: R-001-6150
Number: 93-66-A

GREENWOOD, Terry & Joan
7713 South Cove Rd
Sp 5600 Rd 980 W & North Point Creek Rd
Residential Variance 50-
Posting 35-
\$85.00

04A0400808MICR00
BA COLL:35A008-27-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

September 21, 1992 (410) 887-3353

Mr. & Mrs. Terry A. Greenwood
7713 South Cove Road
Baltimore, MD 21219

RE: Item No. 58, Case No. 93-66-A
Petitioner: Terry A. Greenwood, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Greenwood:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 27th day of August, 1992

Received By: Arnold Jablon, Director

W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Terry A. Greenwood, et ux
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 10, 1992

FROM: Ervin McDaniel, Chief
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
September 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Terry and Joan Greenwood, Item No. 98 ✓
John Dietsch, Item No. 61 ✓
Stephen and Diane Danscher, Item No. 76 ✓
Edward and Francine Wickham, Item No. 77 ✓
Charles Berg and Willie Graves, Item No. 78 ✓
Edward and Cnola Wright, Item No. 81 ✓

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: _____

Division Chief: _____

EMcD/FH:rdn

ITEMS8+/ZAC1

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

SEPTEMBER 9, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TERRY A. GREENWOOD AND JOAN K. GREENWOOD
Location: #7713 SOUTH COVE ROAD
Item No.: *58 (LJG) Zoning Agenda: SEPTEMBER 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: _____
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
SEP 10 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 24, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #58
7713 South Cove Road - Greenwood
Zoning Advisory Committee Meeting of September 8, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

LP:sp

COVERROAD/TXTSPB

Rec'd 9/24/92 jw

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 22, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
September 8, 1992

The Office of Planning and Zoning has no comments on the following petition:
Terry and Joan Greenwood, Item No. 58

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: Ervin McDaniel

EMcD/FH:

ITEMS8. ZAC/ZAC1 Rec'd jw 9/29/92

93-66-A 4-58

09/21/92

Development Review Committee Response Form
Authorized signature: _____

Project Name: Stonegate at Patapsco (Azreal Property)
File Number: 90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

✓ Meadow Parks Limited Partnership 84 8/14/92
DED DEPRM RP STP TE N/C
✓ Eugene Osborne, Sr. 85
DED DEPRM RP STP TE N/C
✓ Barry L. And Wilma J. Alderson 93
DED DEPRM RP STP TE N/C
✓ Edwin J. and Delores R. Thomas 94 N/C
DED DEPRM RP STP TE
✓ Stanley R. And Kathy L. Schall 95 N/C
DED DEPRM RP STP TE
Claude N. and Gee Gee Z. Pfeffer 96 N/C
DED DEPRM RP STP TE

COUNT 6

Terry A. and Joan K. Greenwood 9/8/92
DED DEPRM RP STP TE (omitted in error) N/C

COUNT 1
FINAL TOTALS
COUNT 8

*** END OF REPORT ***

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: *9/21/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: 84
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 8-1-92

COUNT 1

Meadow Parks Limited Partnership
DED DEPRM RP STP TE 84 8/14/92 *Comment*

Eugene Osborne, Sr.
DED DEPRM RP STP TE 85 *NC*

Barry L. And Wilma J. Alderson
DED DEPRM RP STP TE 93 *NC*

Edwin J. and Delores R. Thomas
DED DEPRM RP STP TE 94 *NC*

Stanley R. And Kathy L. Schall
DED DEPRM RP STP TE 95 *NC*

Claude N. and Gee Gee Z. Pfeffer
DED DEPRM RP STP TE 96 *NC*

COUNT 5

Terry A. and Joan K. Greenwood
DED DEPRM RP STP TE (omitted in error) 58 9/8/92 *NC*

COUNT 1

FINAL TOTALS
COUNT 8

*** END OF REPORT ***

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *[Signature]* Date: *9/21/92*

Project Name: Meadow Parks Limited Partnership
File Number: 84
Waiver Number: 84
Zoning Issue: TE
Meeting Date: 8/14/92

DED DEPRM RP STP TE 84 *No Comment*

Eugene Osborne, Sr.
DED DEPRM RP STP TE 85 *No Comment*

Barry L. And Wilma J. Alderson
DED DEPRM RP STP TE 93 *No Comment*

Edwin J. and Delores R. Thomas
DED DEPRM RP STP TE 94 *No Comment*

Stanley R. And Kathy L. Schall
DED DEPRM RP STP TE 95 *No Comment*

Claude N. and Gee Gee Z. Pfeffer
DED DEPRM RP STP TE 96 *No Comment*

COUNT 6

Terry A. and Joan K. Greenwood
DED DEPRM RP STP TE (omitted in error) 58 9/8/92 *No Comment*

COUNT 1

FINAL TOTALS
COUNT 7

*** END OF REPORT ***

93-66-A 9-28-92

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: December 1, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item #58
Greenwood Property
Chesapeake Bay Critical Area Findings

RECEIVED
DEC 4 1992
ZONING OFFICE

SITE LOCATION

The subject property is located at 7713 South Cove Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Terry A. Greenwood

APPLICANT PROPOSAL

The applicant has requested a variance from section 1 B02.3 of the Baltimore County Zoning Regulations to permit a side yard setback of four feet in lieu of the required side yard setback of 10 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." (COMAR 14.15.10.01.0)

Mr. Arnold E. Jablon
December 1, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Section 26-449(a)).
Finding: The proposed construction is located over 100 feet from the tidal waters of North Point Creek. Therefore, no disturbance of the 100 foot buffer shall occur and the project is in compliance with this regulation.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" (Baltimore County Code, Section 26-447).
Finding: Non-tidal and tidal wetlands are not present on or within the immediate vicinity of this site. Therefore, no dredging, filling, or construction is proposed in any non-tidal or tidal wetlands for this project and this regulation has been met.
3. Regulation: "If a parcel or lot one-half acre or less in size was in residential use or zoned for residential purposes on or before December 1, 1985, then man-made impervious surfaces associated with that use are limited to 25% of the parcel or lot" (Baltimore County Code, Section 26-543(e)(1)).
Findings: The existing lot is 19,000 square feet in size. The proposed addition creates impervious surfaces which when added to existing impervious surfaces total 4,657 square feet or 24.5% of the lot. The development will result in total impervious surfaces less than 25% and will be in compliance with this regulation.
4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" (COMAR 14.15.02.04 C.(5)(e)).
Finding: This property presently contains 15% forest cover and is in compliance with the above regulation. However, property owners are always encouraged to plant additional native trees. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of stormwater and efficiently remove nitrogen and subsurface flows of groundwater. Trees also act as a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Mr. Arnold E. Jablon
December 1, 1992
Page 3

5. Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" (Baltimore County Code, Section 26-453(h)(2)).

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to previous areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a seepage pit or drywells sized to capture the first half-inch of rooftop runoff. These measures will ensure that the requirements of this regulation have been met.

CONCLUSION

The Zoning Variance has been granted prior to receipt of these Findings. This proposal will comply with Chesapeake Bay Critical Area Regulations if it is conditioned to meet the requirements in Regulations No. 5 of these Findings. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

[Signature]
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:SA:ju

Attachment

GREENWD/WQCBCA

93-66-A

Baltimore County Zoning Commission

To Whom It May Concern;

My home address is 7715 South Cove Road, Baltimore, Md. 21219. My neighbor, Terry Greenwood, located at 7713 South Cove Road is interested in erecting a garage on his property located nearest to mine. I have no objections to the addition of the garage and no objections to the extension of the garage to my property line.

Sincerely,

[Signature]
Mr./Mrs. Jerry Carlini



93-66-A



7713 S. COVE RD

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7713 SOUTH COVE ROAD

Subdivision name: LODGE FOREST
Plot book: 10, lot: 16, lot # 813, section # 813

OWNER: TERRY & JOAN GREENWOOD

93-66-A

North arrow pointing up.

Map showing property boundaries, existing buildings, and proposed garage location. Dimensions are provided for various areas.

LOCATION INFORMATION

Councilmanic District: 7
Election District: 15
1"=200' scale maps: S.E. 7-I
Zoning: DR 5.5
Lot size: 2436 square feet
19,000 square feet

SEWER: ☒
WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: ITL1 #1 CASE:
LG 58

Scale of Drawing: 1"= 100'



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY	LODGE FOREST	S.E. 7-1
JANUARY 1986		

8